

*For Office Use Only*  
 Executive Office of Environmental Affairs

EOEA No.: 14115  
 MEPA Analyst: ANNE CANADAY  
 Phone: X 1035

# ENF Environmental Notification Form

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

<b>Project Name: Proposed Article 97 Land Swap</b>		
<b>Street: High Street</b>		
<b>Municipality: Randolph</b>	<b>Watershed: Boston Harbor</b>	
<b>Universal Tranverse Mercator Coordinates: (WGS84) 329310E, (WGS84) 4674301N</b>	<b>Latitude: 42 12' 8.1" N</b>	
	<b>Longitude: 71 04' 3.2" W</b>	
<b>Estimated commencement date: TBD</b>	<b>Estimated completion date: December 2007</b>	
<b>Approximate cost: N/A: Land Swap</b>	<b>Status of project design: Conceptual</b>	
<b>Proponent: The Lantana, c/o The Hart Family Limited Partnership</b>		
<b>Street: 55 Scanlon Road</b>		
<b>Municipality: Randolph</b>	<b>State: MA</b>	<b>Zip Code: 02368</b>
<b>Name of Contact Person From Whom Copies of this ENF May Be Obtained: Andrea Guillot</b>		
<b>Firm/Agency: Coler &amp; Colantonio, Inc.</b>	<b>Street: 101 Accord Park Drive</b>	
<b>Municipality: Norwell</b>	<b>State: MA</b>	<b>Zip Code: 02061</b>
<b>Phone: (781) 792-2258</b>	<b>Fax: (781) 982-5490</b>	<b>E-mail: aguillot@col-col.com</b>

- Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?  
 Yes  No
- Has this project been filed with MEPA before?  
 Yes (EOEA No. \_\_\_\_\_)  No
- Has any project on this site been filed with MEPA before?  
 Yes (EOEA No. \_\_\_\_\_)  No
- Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
- a Single EIR? (see 301 CMR 11.06(8))  Yes  No
  - a Special Review Procedure? (see 301 CMR 11.09)  Yes  No
  - a Waiver of mandatory EIR? (see 301 CMR 11.11)  Yes  No
  - a Phase I Waiver? (see 301 CMR 11.11)  Yes  No

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres): **As provided under Ch 240 of the Acts of 2002, project involves a land transfer by the DCR of approximately 3.2 acres to Paul Hart. The proponent will transfer a parcel of equal value and acreage owned within the Blue Hills Reservation to the DCR.**

Are you requesting coordinated review with any other federal, state, regional, or local agency?  
 Yes (Specify)  No

List Local or Federal Permits and Approvals: **Order of Conditions– Randolph Conservation Commission, Randolph Zoning Board of Appeals Approval, Planning Board Site Plan Review**

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- |  |                                       |   |
|--|---------------------------------------|---|
| <input checked="" type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands                     |
| <input type="checkbox"/> Water           | <input type="checkbox"/> Wastewater   | <input checked="" type="checkbox"/> Transportation (no state permit required) |
| <input type="checkbox"/> Energy          | <input type="checkbox"/> Air          | <input type="checkbox"/> Solid & Hazardous Waste                              |
| <input type="checkbox"/> ACEC            | <input type="checkbox"/> Regulations  | <input type="checkbox"/> Historical & Archaeological Resources                |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
<b>LAND</b>				<input checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superceding Order of Conditions <input type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input type="checkbox"/> MHD or DCR Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:  <u>Legislative Approval</u>  -Chapter 240 of the Acts of 2002  -Superceding Determination of Applicability (See Appendix B)
Total site acreage	<b>3.2</b>			
New acres of land altered		<b>3.2</b>		
Acres of impervious area	<b>0</b>	<b>2.8</b>	<b>2.8</b>	
Square feet of new bordering vegetated wetlands alteration		<b>0</b>		
Square feet of new other wetland alteration		<b>0</b>		
Acres of new non-water dependent use of tidelands or waterways		<b>0</b>		
<b>STRUCTURES</b>				
Gross square footage	<b>0</b>	<b>0</b>	<b>0</b>	
Number of housing units	<b>0</b>	<b>0</b>	<b>0</b>	
Maximum height (in feet)	<b>0</b>	<b>0</b>	<b>0</b>	
<b>TRANSPORTATION</b>				
Vehicle trips per day	See Transportation	Traffic Generation	Section	
Parking spaces	<b>0</b>	<b>408</b>	<b>408</b>	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	<b>0</b>	<b>0</b>	<b>0</b>	
GPD water withdrawal	<b>0</b>	<b>0</b>	<b>0</b>	
GPD wastewater generation/ treatment	<b>0</b>	<b>0</b>	<b>0</b>	
Length of water/sewer mains (in miles)	<b>0</b>	<b>0</b>	<b>0</b>	

**CONSERVATION LAND:** Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

- Yes (Specify – **Project has received legislative approval for swap of parcels with DCR. See Appendix C, Land Swap Legislation**)  No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation

restriction, or watershed preservation restriction?

Yes (Specify: Land swap with DCR)  No

**RARE SPECIES:** Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

Yes (Specify)  No **The property is located within a Priority/Estimated Habitat of rare species. However, the proponent has conducted an evaluation of the habitat and determined that the rare species is not present within the parcel to be potentially developed. The results of the surveys have been forwarded to the Natural Heritage and Endangered Species Program (NHESP) for review and comment. NHESP issued a response letter dated 1/29/04 stating the proposed project would not result in a "take" nor would it adversely affect the wetland resource habitat (See Section V: Appendix A, Consultation). NHESP recommends that during the Notice of Intent process the applicant submit the WPA Form 3 streamlined for NHESP review to complete the NHESP review process.**

**HISTORICAL /ARCHAEOLOGICAL RESOURCES:** Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

Yes Specify: **Project area is included in the Blue Hills Reservation Multiple Resource Area, which is listed in the State and National Registers of Historic Places**

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?  Yes  No

**AREAS OF CRITICAL ENVIRONMENTAL CONCERN:** Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify)  No

**PROJECT DESCRIPTION:** The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative

The Hart Family Limited Partnership ("proponent") proposes a "land swap" between the Commonwealth of Massachusetts acting through the Department of Conservation and Recreation ("DCR") for a parcel of land approximately 3.2 acres in size located within the Blue Hills Reservation ("Hart Parcel") in exchange for a equal sized parcel located off of High Street in Randolph, Massachusetts ("DCR Parcel") (See Section III, Figure 2 and Section VI, Project Plans: Division of Land). The DCR parcel is situated directly across from the Lantana, a function facility owned by the proponent. A bill was filed by the Town of Randolph in the Massachusetts Legislature authorizing and directing the Massachusetts Commissioner of the Division of Capital Asset Management and Maintenance ("DCAMM) and the DCR to exchange the DCR parcel for the Hart Parcel. The Legislature passed into law on August 9, 2002 as Chapter 240 of the Acts of 2002 authorization to exchange the two parcels (See Appendix C, Land Swap Legislation). The land exchange will not result in any net loss in acreage to the Blue Hills Reservation.

As specified in the Management and Use Agreement ("MUA"), the use of the DCR parcel (hereafter referred to as "the site") shall be strictly limited by the proponent to surface parking, recreation, and open space purposes (See Appendix C, Land Swap Legislation). The preferred project alternative is to utilize the site as an overflow parking facility for Lantana; however no work on the parcel is proposed at this time. A conceptual plan for a parking lot is discussed in the following sections solely to provide a benchmark for potential site alteration. The proposed project alternative would significantly improve pedestrian and vehicular safety in this area.

A bordering vegetated wetland (BVW) and associated bordering land subject to flooding was identified south and west of the property through a determination of applicability issued by the Randolph Conservation Commission. A certified vernal pool is within the confirmed BVW and is located 88-feet from the edge of the property line. Should the parking lot be constructed, it will be designed such that construction activities will occur at least 100-feet away. Therefore, no impacts to either the BVW or vernal pool resource are anticipated (See Appendix A, Consultations). Work associated with the relocated parking facility is proposed within the outer 10-feet of the 100-foot buffer zone to Bordering Vegetated Wetland (BVW) and is limited to

grading and landscaping work.

The property is located within an estimated (EH 845) and priority (PII 134) habitat for the Marbled Salamander (*Ambystoma opacum*) and the Mystic Valley Amphipod (*Crangonyx aberrans*), according to correspondence with the Natural Heritage of Endangered Species Program (NHESP) dated October 26, 2001. Per NHESP request, an endangered species survey was conducted by Coler & Colantouio, Inc. in May 2002 and results indicating that no evidence of either species was found within the project site, including the vernal pool. Surveys were repeated in July 2003 and again in November 2003 by Coler & Colantonio, Inc. with no evidence of either species (See Appendix D, Rare Species Surveys). Based upon this information NHESP concluded in a correspondence letter dated January 29, 2004 that the proposed project would not adversely affect the wetland habitat of rare wildlife nor result in a prohibited "take". Recent correspondence with NHESP demonstrated that no other species are present on the site. NHESP has requested that streamlined review take place when the Notice of Intent is filed with the Randolph Conservation Commission.

The stormwater management system for the project will be designed in accordance with the Department of Environmental Protection's Stormwater Management Policy and Best Management Practices (BMP). The stormwater management system may consist of deep sump catch basins with oil and gas separators and infiltration units under the proposed parking facilities. The stormwater management system will be designed to remove a minimum of 80% of the average annual load of Total Suspended Solids (TSS). The stormwater management system will be designed to mitigate the increase in stormwater runoff volume by storing the increased stormwater volume and releasing the stormwater peak flow rate in a controlled fashion. The stormwater maintenance system will be inspected and maintained regularly to ensure proper functioning.

Erosion and sedimentation controls will be installed at the limits of the work area prior to the commencement of construction activities. These controls will consist of hay bales and silt fencing. Installation and maintenance of erosion and sedimentation controls will reduce soil erosion on the project site and prevent sedimentation from occurring on and off-site. These controls will be inspected and maintained throughout construction. Erosion and sedimentation controls will be left in place after construction until the site has been re-vegetated and stabilized.

The following are the alternatives considered for this project:

- 1) **No build/Passive recreation:** This alternative would not achieve the project's objectives of providing Lantana with a relocated parking facility to improve pedestrian safety. Currently, the overflow parking lot exists south of Scanlon Drive and Lantana's patrons must cross Scanlon Drive, a busy thoroughfare, to access the Lantana facility. The proposed relocated parking facility would be located off an area of High Street that is rarely traveled. Pedestrian safety would therefore significantly improve with the overflow parking facility off High Street.
- 2) **Alteration of less land / Smaller-sized parking facility:** A possible alternative to the project is to reduce the number of parking spaces within the proposed facility. A reduction in the number of spaces does not meet the objective of providing sufficient parking facilities for Lantana's patrons. This alternative is not feasible for the proponent because the goal of the project is to provide Lantana patrons with one overflow parking area that is easily accessible from the Lantana facility and does not create pedestrian safety hazards.
- 3) **Alteration of more land / Larger-sized parking facility:** The proposed project was designed based on the required parking need per local zoning regulations for the facility. The proponent took into consideration the terrain and the abutting wetland resource areas, and as such, the alternative of enlarging the proposed parking facility is not feasible to the proponent as the current design incorporates the required number of parking stalls to meet zoning requirements and the environmental impacts are minimized. The proponent has avoided wetland resource area impacts with the current design.
- 4) **Parking Garage:** Overflow parking may also be addressed by constructing a parking garage at 43 Scanlon Drive immediately adjacent to the Lantana facility. A parking garage is not consistent with the zoning bylaw. Additionally, a two-level parking garage would detract from the aesthetic use of the Lantana facility currently utilized for intimate functions such as wedding receptions and school dances and proms.

- 5) **Preferred Design:** The current proposed design provides a relocated overflow parking facility for the proponent, is consistent with local zoning and protects the interests under the Wetlands Protection Act Regulations. The goal of the proposed project is to provide Lantana patrons with efficient parking that is convenient and an improvement to what is existing as far as pedestrian safety is concerned. The preferred design allows for future use of the parking lot currently used for overflow parking located south of Scanlon Drive. The preferred design will also provide parking and easy access to the Blue Hills Reservation and the existing hiking/walking paths.